

# Significant Projects

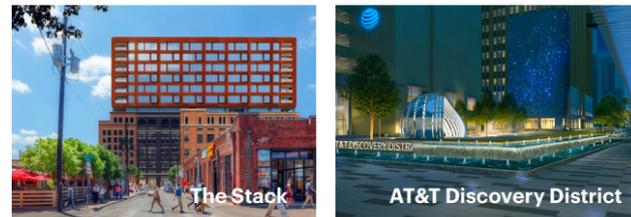
The Dallas-Fort Worth region is well known for taking on very large construction projects. They range from public infrastructure projects, such as the expansion of Interstate 35 and extending and connecting regional transit systems, to the creation of entirely new business parks and mixed-use developments such as Cypress Waters (Coppell), CityLine (Richardson), and Legacy West (Plano), to land reclamation for parks and recreational development. No matter where you travel in North Texas, large-scale construction projects are underway to improve the quality of life for area residents.

## 1 The Southern Gateway

A \$666M TxDOT-led project to rebuild I-35E/US 67 will improve safety, provide congestion relief, support traffic operations, address roadway deficiencies, and improve system linkages. The project includes a 5-acre deck park plaza adjacent to the Dallas Zoo that will enhance community connectivity and encourage economic development.



## 2 Downtown Dallas & Deep Ellum



AT&T has invested \$100M to improve its headquarters facility, including a community-facing Discovery District to activate the heart of downtown. Close by, revitalization of the 52-story First National Bank Tower, dubbed The National, will provide 1.5 million square feet of new mixed-use activity. The newly designated East Quarter stitches the urban core to Deep Ellum offering walkable neighborhoods and urban revival. The Epic mixed-use tower project in Deep Ellum will house the 3,000-person Uber regional office. And The Stack, another 16-story mixed-use project, will be a focal point in Dallas' premier music and restaurant district.

## 3 Globe Life Field & Texas Live!

Globe Life Field, new home of the Texas Rangers, will open for the 2020 MLB season. The 38,000-seat, retractable-roof facility anchors a \$2.25B mixed-use district in Arlington.



TexasLive! sits adjacent to the ballpark offering shopping, eating and nightlife activities, and the new Live! by Loews sports and entertainment resort is also in walking distance to the Dallas Cowboy's AT&T Stadium, the Arlington Esports Stadium, and the newly announced National Medal of Honor Museum. An \$810M Phase II will include a second Loews Arlington Hotel and 150,000 square foot convention center.



## 4 Crown Centre at Castle Hills

Bright Realty has received approval from the City of Lewisville to begin construction on the 140-acre Crown Centre mixed-use project. Plans call for up to 2,000 multifamily units, 3 million square feet of office space and up to 500 hotel rooms in this \$1.5B effort. Crown Centre is located across the highway from another \$1.5B Bright Realty mixed-use project, The Realm at Castle Hills.



## 5 Charles Schwab Headquarters

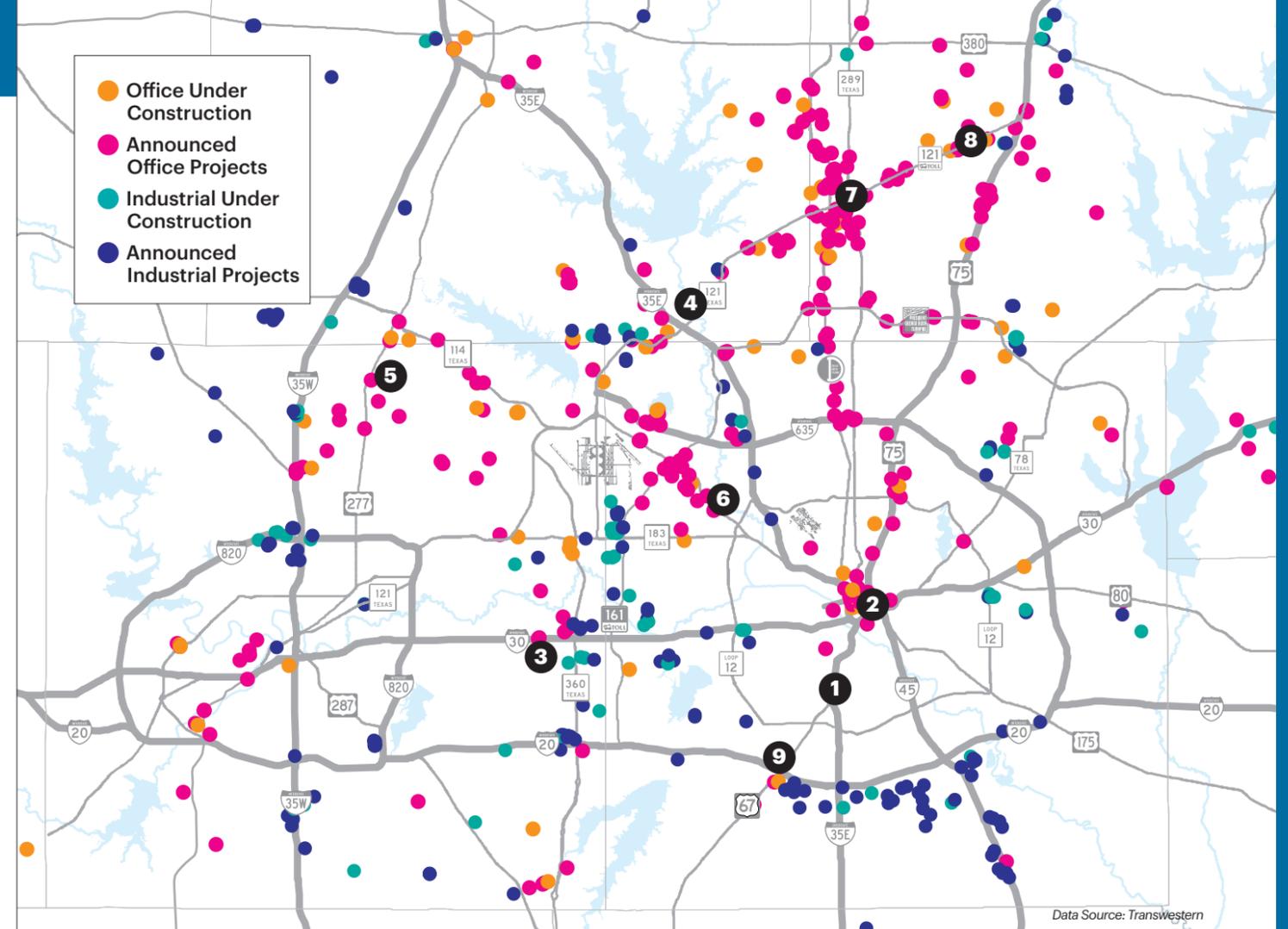
Charles Schwab already maintained a presence of about 2,300 employees in Dallas-Fort Worth when the company announced the relocation of its headquarters from San Francisco to the 1.4 million square foot Westlake campus under construction. This comes just on the heels of Schwab's successful acquisition of TD Ameritrade which recently completed its own \$123M, 78-acre campus, also in Westlake.

## 6 Hidden Ridge - Phase II

This innovative mixed-use project developed in partnership between Verizon and KDC is a 157-acre campus in the heart of Las Colinas. Verizon offices and Pioneer Natural



Resources' 1.1 million square foot headquarters facility anchors the development, which will ultimately feature over 3 million square feet of office space, 80,000 square feet of retail/restaurants, more than 1,000 residential units, a 200-room boutique hotel, and a dedicated Dallas Area Rapid Transit (DART) station. Phase II has recently been approved for six new buildings offering 490,000 square feet of office and 30,000 square feet of retail space.



## 7 121 & Dallas North Tollway

**Grandscape** is a \$1.5B, 400+ acre project anchored by Nebraska Furniture Mart. Located in The Colony, the 3.9 million square foot Berkshire Hathaway investment will be one of the largest mixed-use developments in the country.



**Legacy West** is a \$3B mixed-use development in Plano located at north end of the Legacy West Urban Village. Recent announcements include the opening of LVL29 (29-story high rise project) and construction of a five-star, 14-story Miyako Hotel.

**The Platinum Corridor** in Frisco, located along the Dallas North Tollway, has seen some of the highest capital investment in the region. The PGA of America, recently relocated from Florida, unveiled plans for a 600-acre, mixed-use development anchored by its headquarters facility. JMJ Hospitality announced a 231-room luxury hotel, 90 new residences and restaurant and retail space on 4.5 acres in the Gate development.

## 8 121 Corridor



More than 900 acres are available in Allen for development of corporate campuses and mixed-use projects. Recent announcements include The Strand, a 1.5 million square foot, 135-acre corporate campus and mixed-use project; a new Allen Gateway development that will include a 12-story office tower, 12-story Plush Suites hotel and 1,200 urban residential apartments; and the Collin College Technical Campus, Collin County's central hub for technical and career education. Opening in Fall 2020, the four-building campus will include 340,000 square feet of classroom, lab, and office space.



## 9 RedBird Mall

The Reimagining RedBird initiative has breathed new life into a struggling urban mall in southern Dallas. The 78-acre site will include several hospitality opportunities including a 124-room hotel; vibrant office buildings; green space and family activities; and a new 150,000 square foot outpatient medical center operated by UT Southwestern.